

REGULAR MEETING-JANUARY 9, 2018

The Board of County Commissioners, Walton County, Florida held a Regular Meeting on January 9, 2018 at 4:00 p.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

The following board members were present: Commissioner W. N. (Bill) Chapman, Chairman; Commissioner Tony Anderson, Vice-Chairman; Commissioner Sara Comander, Commissioner Cecilia Jones, and Commissioner Melanie Nipper. Mr. Larry Jones, County Administrator; and Attorney Heather Christman, Assistant County Attorney; were also present.

Chairman Chapman recognized Ms. Gail Smith, Walton School Board; Ms. Wanda Quimby, Interim Finance Director; Mr. Russell Hughes, School Board Superintendent; Ms. Rhonda Skipper, Tax Collector; and announced that County Attorney Sidney Noyes had given birth to a beautiful, healthy baby girl.

Ms. Skipper expressed her gratitude to the board for moving forward with the renovations to the courthouse annex in south Walton County and the Freeport Business Complex. She reported that during the months of November and December \$144 million in revenues had been collected by the Tax Collectors Office and was distributed to State agencies, local taxing authority, and the school district. She announced Tax Collector Representatives would be present at the Capital Improvements Public Hearing on January 23rd to answer questions. Ms. Skipper submitted a graph detailing the transactions by collection source from 2014 to 2023 (projected). She encouraged the board to consider forming a Facilities Need Assessment Committee and asked the board also consider using a portion of the unused fees returned by the county and constitutional officers for building improvements. Ms. Skipper encouraged support of HB145 and SB322 which will redirect

some of the monies going toward driver's license. Commissioner Jones thanked Ms. Skipper for her diligence and efficiency.

Chairman Chapman called the meeting to order.

Motion by Commissioner Comander, second by Commissioner Jones, to approve the agenda with the revisions as follows. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

1. Deletion: Commissioner Anderson-30A Traffic Study update options

There were no public comments on agenda items.

Commissioner Nipper requested Consent Agenda Item 10, a request to approve and authorize the Chairman to sign a resolution and Small County Road Assistance Program (SCRAP) Grant Agreement with the State of Florida Department of Transportation for the County Road 0605 Resurfacing Project in the amount of \$531,970.00 be removed and voted on separately. She stated she had a voting conflict with the item because she lives on the road.

Motion by Commissioner Comander, second by Commissioner Jones, to approve the Consent Agenda as follows excluding item 10. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

1. Approve the Expenditure Approval List (EAL) excluding the Waste Management expenditures

Account	Total
General Fund	\$ 1,578,232.36
County Transportation	\$ 520,035.94
SHIP	\$ 10,000.00
Fine & Forfeiture	\$ 930.23
Mosq. Control State	\$ 570.00
Section 8 Housing	\$ 158,752.22
Tourist Dev. Council	\$ 103,013.55

N.W. Mosquito Control	\$	536.01
Recreation Plat Fee	\$	11,559.84
Solid Waste Enterprise Bldg. Dept./Enterp. Fund	\$	120,165.75
Leisure Lake MSBU	\$	1,517.30
Capital Projects Fund	\$	1,812.00
Infrastructure Improvements	\$	549,020.65
Increment Tax Funding	\$	465,193.96
Totals	\$	<u>137,299.61</u>
	\$	<u>3,658,639.42</u>

2. Approve the following minutes: December 12, 2017-Special Meeting, December 12, 2017-Regular Meeting, December 19, 2017-Regular Meeting
3. Request to accept Internal Audit Report 17-03 from the Clerk of Court and County Comptroller concerning Walton County Housing Agency Follow-up Review of Section 8 Rental Assistance
4. Request to reallocate HUD housing personnel costs paid from FSS Grant Funding to the HUD Voucher Program Grant
5. Request to approve an addition to the existing Purchasing Policies and Procedures Manual regarding the Purchasing Card (P-Card)
6. Request to approve and authorize the Chairman to sign the Satisfaction of Mortgage for a SHIP Mortgage for Andrea Allen
7. Request to approve a **resolution (2018-01)** amending the FY 2018 Budget to roll forward revenues and expenditures for grants, encumbrances, and projects not completed by fiscal year end from the FY 2017 budget into FY 2018
8. Request to approve a **resolution (2018-02)** amending the FY 2018 Budget in the Solid Waste Fund for unanticipated grant revenue in the amount of \$18,000.00 from the Florida Fish and Wildlife Conservation Commission
9. Request to approve and authorize the Chairman to sign a **resolution (2018-03)** and Small County Road Assistance Program (SCRAP) Grant Agreement with the State of Florida Department of Transportation for the County Road 183B Resurfacing Project in the amount of \$4,732,572.00
- ~~10. Request to approve and authorize the Chairman to sign a resolution and Small County Road Assistance Program (SCRAP) Grant Agreement with the State of Florida Department of Transportation for the County Road 0605 Resurfacing Project in the amount of \$531,970.00~~
11. Request to approve and authorize the Chairman to sign a **resolution (2018-05)** and Small County Outreach Program (SCOP) Grant Agreement with the State of Florida Department of Transportation for the County Road 185 Gum Creek Church Resurfacing Project in the amount of \$2,837,032.00)
12. Request to approve and authorize the Chairman to sign Amendment No. 2 to the Florida Fish and Wildlife Conservation Commission Contract No.: 15268 extending the deadline of the Lafayette Creek Boat Ramp NRDA Project to June 30, 2018

13. Request to approve and authorize the Chairman to sign the first option to renew agreement with Oglesby Construction, Inc. for Pavement Marking Services Contract No. 016-002
14. Request to approve and authorize the Chairman to sign the second option to the renew agreement with Paul Johnson for Operation and Maintenance of Mossy Head Wastewater Treatment Facility Contract.
15. Request to approve and authorize the Chairman to sign the final renewal of Florida Department of Corrections Work Squad Agreement No. WS959
16. Request to approve and authorize the Chairman to sign Contract No.: 017-033 with Lord & Sons for the Design of the Interior and Exterior Build-Out of the Freeport Business Park and the Renovation at the Planning Department at the South Walton Annex
17. Request to approve and authorize the Chairman to sign an agreement with Trane U.S., Inc., d/b/a Trane to provide a Web-Based Direct Digital Control System and associated services for the amount not to exceed \$15,972.00
18. Request to approve termination of the current agreement with Midway Machinery & Auction and advertise a Request for Proposals for Auctioneer Services
19. Request to approve and authorize the Chairman to sign the Master Subscription Agreement with GovDelivery, LLC d/b/a Granicus for maintenance and use of Legistar Software for meetings and agendas
20. Request to approve and authorize the Chairman to sign Landfill Task Order No.: LD 018-001 with Dewberry/Preble-Rish, Inc. to provide professional engineering services for Landfill Permit Compliance Monitoring and Reporting for Water Quality, Landfill Gas, and the Groundwater Remediation System in the amount of \$32,950.00
21. Request to approve and authorize the Chairman to sign Task Order No. 18-01 with Dewberry/Preble-Rish for CEI Services for the Helen McCall Park Concession Stand & Site Improvement Project in the amount of \$40,390.00
22. Request approval to apply for a FY 2017-2018 Derelict Vessel Removal Grant to remove derelict vessels within Walton County and utilize Vessel Registration funds as the match

Motion by Commissioner Anderson, second by Commissioner Jones, to approve Consent

Agenda Item 10: a request to approve and authorize the Chairman to sign a **resolution (2018-04)** and Small County Road Assistance Program (SCRAP) Grant Agreement with the State of Florida Department of Transportation for the County Road 0605 Resurfacing Project in the amount of \$531,970.00. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Abstain. **(Form 8B: Nipper)**

Chairman Chapman announced his voting conflict regarding the Waste Management expenditures and submitted Form8B: Memorandum of Voting Conflict to the clerk.

Motion by Commissioner Anderson, second by Commissioner Jones, to approve the Waste Management expenditures. Ayes 4, Nays 0. Chapman Abstain, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Form 8B: Chapman)(There were no expenditures reported.)**

Ms. Coy Bowman questioned why this item was voted on separately. Chairman Chapman stated he had a conflict of interest in which his son-in-law was employed by Waste Management.

Chairman Chapman and Mr. Jeff Goldberg, Emergency Management Director, presented Exemplary Service Awards to the Walton County School District, Southwide Baptist Church, The Matrix Community Outreach Center, The City of DeFuniak Springs, and Destiny Worship Center-Freeport Campus for going above and beyond the call of duty to help ensure that county residents and visitors remained safe during Hurricane Irma. Commissioner Comander commended Mr. Goldberg and his staff.

Motion by Commissioner Jones, second by Commissioner Anderson, to approve to close both lanes of C. R. 30A from Mystic Cobalt to Wilderness Way on May 12, 2018 from 7:00 a.m. to 9:00 a.m. for the 2nd Annual Smile Mile and 5K Run as requested by Ms. Kelly Thompson and Mr. Mike Gavigan, Children's Volunteer Health Network representatives, as presented by Mr. Larry Jones, County Administrator. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. Commissioner Comander questioned how many neighborhoods would be impacted and how it would be handled. Mr. Gavigan discussed the different entities the organization works with regarding traffic and security. He said no negative feedback has been received regarding past events. Chairman Chapman asked Mr. Jones to utilize the Alert Walton Status to inform the citizens of the closure and encouraged Mr. Gavigan to make sure sufficient notification is made.

Ms. Melinda Gates, Coastal Resource Liaison, reported the On Lake and the North of the Bay positions on the Coastal Dune Lakes Advisory Board needed to be appointed. She recommended Ms. Laura Talbert be appointed to the On Lake Position and Mr. Rich Mermer be appointed to North of the Bay Position.

Motion by Commissioner Comander, second by Commissioner Nipper, to appoint Ms. Laura Talbert to the On Lake Position on the Coastal Dune Lake Advisory Board. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Jones, second by Commissioner Nipper, to appoint Mr. Richard Mermer to the North of the Bay Position on the Coastal Dune Lake Advisory Board. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Nipper, second by Commissioner Comander, to reappoint Ms. Debbie Heard to the On-Lake Position on the Coastal Dune Lake Advisory Board as recommended by Mr. Jones. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Anderson, second by Commissioner Jones, to award, approve, and authorize the Chairman to sign Contract No.: 017-029 C.R. 30A Resurfacing Project Phase III from C.R. 83 to C.R. 395 with Midsouth Paving, LLC in the amount of \$834,710.00 as requested by Mr. Jones.

Ms. Bowman questioned the time length of the project and if the bridge would be closed. Mr. Charlie Cotton, Public Works, stated that resurfacing would last approximately two weeks and the bridge would not be closed.

Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Comander, second by Commissioner Anderson, to reject all bids associated with ITB 018-002 Lafayette Creek Boardwalk Phase II project due to budget constraints, direct staff to determine if additional improvements could be made to better serve the public, and bring back a request to advertise an ITB (Invitation to Bid). Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Comander, second by Commissioner Nipper, to approve to advertise and hold a Public Hearing on January 23, 2018 at 9:00 a.m. or soon thereafter at the Walton County Courthouse in DeFuniak Springs to bring forward \$1,068,656.00 for capital improvements at the South Walton Courthouse Annex and Freeport Business Complex. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Jones, second by Commissioner Nipper, to approve to advertise Invitation to Bid (ITB) for renovations to four existing beach access locations that were included in the FY 16 budget as requested by Mr. Brian Kellenberger, Director of TDC Beach Operations. (Accesses to be renovated: Fort Panic RBA, Inlet RBA, C.R. 393 and Hickory Street NBA.)

Mr. Bob Brooke asked what the budgeted amount was for the renovations. Mr. Kellenberger stated \$400,000.

Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Mr. Kellenberger requested direction regarding property available on 76 Driftwood Road which could be considered for parking (Parcel No.: 30-2S-21-42290-000-0930).

Motion by Commissioner Anderson, second by Commissioner Nipper, to direct staff to move forward with obtaining appraisals.

Commissioner Anderson noted this would be a parking area and voiced concern with the drainage in that area. Mr. Cotton addressed Commissioner Anderson's concerns and reported that

an evaluation is being done in that area. He stated purchasing the property would provide an opportunity to implement parking and drainage solutions. Discussion continued on what methods would be used to address parking and drainage.

Mr. Brooke asked if this would be single level parking. Mr. Kellenberger replied that it would.

Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Anderson, second by Commissioner Jones, to approve TDC to schedule a public workshop to gather public input regarding the design and amenities for the new Regional Beach Access in Miramar Beach as requested by Mr. Tusa. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. The workshop will be scheduled for mid-February.

Mr. Jason Cutshaw, TDC Director of Administration, discussed the appointment of new county representatives to the TDC North Walton Events Committee. He listed the current members and questioned if the board wished to make appointments at this meeting or wait until the January 23, 2018 Regular Meeting. The board concurred to make their presentations at the January 23rd meeting

Mr. Cutshaw reported the TDC Collections for 2017. He stated November 2017 was 26.1% higher than November 2016 and that FY 2018 year-to-date total was 6.72% higher than FY 2017 year-to-date.

Commissioner Nipper asked to make her appointment to the TDC North Walton Events Committee at this meeting and requested to appoint Mr. Reynolds Henderson for the District 3 position.

Motion by Commissioner Comander, second by Commissioner Jones, to open the Public Hearing to consider the scheduling of a Public Hearing to consider an Ordinance amending Ordinances 1986-18 and 1998-02. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Attorney Heather Christman, Assistant County Attorney, requested to schedule and advertise a Public Hearing to be held on January 23, 2018 to consider an ordinance amending ordinances 1986-18 and 1998-02 (establishing the initial Tourist Development tax and the Third Cent Tourist Development Tax) and updating the previously adopted Tourist Development Plan with anticipated revenue and expenses for the 24 month beginning January 1, 2018.

Ms. Bowman questioned why the amount was being increased. Chairman Chapman clarified there were no increases. The ordinance is establishing what is currently being done.

Motion by Commissioner Comander, second by Commissioner Nipper, to close the Public Hearing. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Jones, second by Commissioner Comander, to schedule a Public Hearing for January 23, 2018 to consider an Ordinance amending Ordinances 1986-18 and 1998-02. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Comander, second by Commissioner Jones, to open the Public Hearing to consider an ordinance establishing hours and days of operation for airboats. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Attorney Christman presented an ordinance establishing hours and days of operation for airboats in Walton County.

Chairman Chapman briefly discussed the difficulty in communications between the airboat operator and the community. He reported that counties are limited by the State in what regulations

are places on waterways; however hours and days of operation can be implemented. He said there will be more difficulty in addressing the noise level due to parameters required by State Statute. Chairman Chapman asked not to address the noise portion of the ordinance until legal and the Sheriff's office can perform additional research.

Commissioner Nipper asked that legal be allowed to research the establishment of an idle speed in the residential zones. Chairman Chapman stated that FWC is the regulating entity for wake and speed zones. Attorney Christman said she would look into it.

Ms. Bowman asked if the county currently owned airboats. Chairman Chapman replied no. Ms. Bowman spoke in opposition to airboats.

Commissioner Comander questioned if the Sheriff's office owned airboats. Chairman Chapman replied no.

Commissioner Nipper voiced concern with public boat ramps being used for launching of airboats for private business.

Mr. Bob Brooke asked if there was a segment in the Beach Activities Ordinance which addressed airboats. Attorney Christman stated she did not think the Beach Activities ordinance would apply to the Choctawhatchee Bay. Mr. Kellenberger stated Chapter 22 addresses waterways, but FWC has jurisdiction over all the waterways in Walton County.

Ms. Gail Smith discussed the issues with the noise and the ecological impact of airboats. Mr. Kellenberger reported a lot of the delta area is owned by the Northwest Florida Water Management Association and some is owned by the Nature Conservancy. Chairman Chapman questioned if there was one entity which could take action. Mr. Kellenberger recommended contacting the Water Management Association. Chairman Chapman directed staff to contact FWC, EPA and FDEP to determine if they could mandate the use of certain activities through the area.

Mr. Darryl Smith stated the airboat has stopped for the season and requested that the issue be addressed when the airboat operations are operational again. Chairman Chapman stated that only one segment is being delayed to insure it meets all legal standards. Discussion continued on the limitations placed on the county by the State.

Mr. Chick Huettel discussed the issue of operators utilizing public boat ramps to launch airboats for private gain. Chairman Chapman asked legal staff to research the issue.

Motion by Commissioner Comander, second by Commissioner Jones, to close the Public Hearing. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Jones, second by Commissioner Anderson, to adopt **Ordinance 2018-02** establishing the hours and days of operation for airboats in Walton County; providing for purpose, legislative findings, authority, severability, inclusion in the code, and an effective date and instruct staff to perform further research as discussed. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve and authorize the Chairman to sign the retainer agreement with Theriaque & Spain to represent the county in the Alford v. Walton County, Florida Unites States Court of Appeals for the Eleventh Circuit Case No.: 17-15741-BB as presented by Attorney Christman. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Commissioner Comander stated that Mr. Frank Anderson has submitted his resignation from the Planning Commission District 4 Seat and she wished to appoint Mr. Mike Barker to the seat.

Motion by Commissioner Comander, second by Commissioner Jones, to accept the resignation of Mr. Frank Anderson from the Planning Commission. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Motion by Commissioner Comander, second by Commissioner Nipper, to appoint Mr. Mike Barker to the Planning Commission District 4 Seat. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

Commissioner Comander thanked Mr. Louis Svehla, Walton County Public Information Officer, Ms. Melinda Gates, Coastal Resource Liaison, and Mr. Billy Williams, Local RESTORE Coordinator, on the work they have done on the RESTORE issues.

Commissioner Nipper had no items to present.

Commissioner Jones stated she would be lobbying for the construction of a veterans hospital in Walton County and that she would be attending a meeting in Tallahassee to discuss the customary use issue.

Commissioner Anderson requested an update on the turn lane at the intersection of C.R. 30A and C.R. 395. Mr. Chance Powell, Public Works, reported that the closing of the mast arm structure company has delayed the delivery date of the mast arm. He said tentative installation would be between Spring Break and Memorial Day. Discussion continued on the closing of the company and what legal measures could be taken should the mast arm not work properly.

Chairman Chapman had no items to present.

Ms. Bowman discussed Spanish Land Grants and illegal development.

The meeting recessed at 5:09 p.m. and reconvened at 5:36 p.m.

Mr. Kristen Shell, Planning and Development Manager, requested direction regarding the Inlet Beach Neighborhood Plan (IBNP) amendments presented to the Planning Department by the

Inlet Beach Community Council. Along with the minor proposed changes, staff is requesting to take the opportunity to make additional revisions to the IBNP which will resolve several inconsistencies between the current Future Land Use Map (FLUM) and the Land Development Code. If approved, public meetings with the neighborhood property owners would be scheduled to draft a revised plan. The board consented to allow staff to move forward as requested.

The Quasi-Judicial Hearing was called to order and Attorney Christman administered the oath to those intending to speak. There were no objections to the advertisements. Attorney Christman instructed the board to submit any Ex Parte communications to the clerk.

Mr. Mac Carpenter, Planning and Development Director, requested to table Seaside Post Office Plat until all of the required signatures have been obtained. The request will be re-advertised and presented in approximately 60 days. **(Exhibit 1: Staff Memo)**

Discussion was held regarding the number of times this request has been tabled.

Motion by Commissioner Jones, second by Commissioner Anderson, to approve to table Seaside Post Office Plat until all required signatures have been obtained. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Exhibits: Staff Memo-1)(Ex Parte: None)**

Mr. Carpenter presented Molbridge, LLC, a request to approve by Final Order a Major Development Order application submitted by Edwin Stanford Core Engineering & Consulting on behalf of Molbridge, LLC requesting approval to develop 12,000 square feet of storage office space on 1.45 +/- acres with a future land use of General Commercial. The project is located off U.S. Highway 331, on Bay Grove Boulevard (Parcel No: 34-1S-19-23041-000-0190, 34-1S-19-23041-000-0200, 34-1S-19-23041-000-0210, and 34-1S-19-23041-000-0220). Staff found the

project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Mr. Edwin Stanford, Applicant representative, briefly discussed the project and was available for questioning.

Commissioner Nipper stated this project is near Brandon Oaks and voiced concern with the drainage issues. Mr. Stanford stated he is working with the county to resolve the drainage situation. Commissioner Nipper felt this project would negatively affect the Brandon Oaks issues.

Mr. Charlie Cotton, Public Works, stated the project is downstream from Brandon Oaks and discussed the use of easements for drainage resolutions.

Ms. Betty Letcher questioned where the project is located. Mr. Stanford indicated on the map where the project was located.

Mr. Robert Rodgers discussed the traffic issues with the Bay Grove Road Industrial Park and expressed a need for turn lanes and proper ingresses and egresses.

Mr. Carpenter stated that this project was not approved as Industrial Park or as Industrial Use, but rather as a Business Park. The turn lane was preempted by FDOT with the four laning of U.S. Highway 331.

Commissioner Comander asked if all the requirements had been met. Mr. Carpenter stated they had.

Mr. Stanford stated there would not be any new infrastructure.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve the Molbridge, LLC contingent upon conditions being met as stated in the Staff Report. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Exhibits: Staff Report-1)(Ex Parte: None)**

Mr. Carpenter presented Draper Lake COW, a request to approve by Final Order a Major Development Order application submitted by Baker Donelson Law Firm on behalf of New Cingular Wireless PCS, LLC d/b/a AT&T, requesting approval to construct a temporary 80 foot cell tower on wheels for a 1 year period on 2.51 +/- acres with a future land use of Neighborhood Infill. The project is located at 228 Seacroft Road (Parcel No.: 02-3S-20-34160-000-0050). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Commissioner Anderson asked if this will be moved after one year and the permanent tower constructed at Regional Utilities. Mr. Carpenter stated it would.

Attorney Patton Hahn, Baker Donelson and representing the applicant, stated the applicant is working diligently to insure the permanent tower is constructed in the time allotted.

There was no public comment.

Motion by Commissioner Anderson, second by Commissioner Comander, to approve Draper Lake COW contingent upon conditions being met as stated in the Staff Report and brought back after one year for review. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Exhibits: Staff Report-1)(Ex Parte: Anderson)**

Mr. Carpenter presented Coast Realty Office Relocation, a request to approve by Final Order a Major Development Order application submitted by Jenkins Engineering, Inc. on behalf of Coast Properties Group, LLC requesting approval to develop 1,885 square feet of commercial/office space on 0.96 +/- acres with a future land use of Village Mixed Use. The project is located on the north side of U.S. Highway 98 East, west of Apostle's Way and east of Old Ferry Road (Parcel No.: 01-3S-19-25000-003-0010). Staff found the project to be consistent with the

Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Mr. Scott Jenkins, Jenkins Engineering, briefly discussed the project and was available for questioning.

There was no public comment.

Motion by Commissioner Jones, second by Commissioner Comander, to approve Coast Realty Office Relocation contingent upon conditions being met as stated in the Staff Report. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Exhibits: Staff Report-1)(Ex Parte: None)**

Mr. Carpenter presented Forest View Village PUD Amendment, a request to approve by Final Order, a Major Development Order application submitted by Innerlight Engineering Corp. on behalf of MH Forest View, LLC, requesting to amend the existing 43.24 acre Forest View village PUD with a future land use of General Commercial. The project is located on the north side of U.S. Highway 98 East, west of Serenoa Road and east of Hamon Avenue (Parcel No.: 05-3S-18-16000-001-0021, 05-3S-18-16000-001-0040, and 08-3S-18-16000-001-0050). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Mr. David Smith, Innerlight Engineering Corp. and applicant representative, discussed the history of the project. He discussed two requests from the applicant: to shift the dividing line between the multi-family and commercial and to reallocate internal traffic. Further discussion was held on the two requests. Mr. Smith stated the applicant is not requesting any modifications to the current deviations. He submitted and discussed a spreadsheet of the deviations. **(Exhibit 2)**

Commissioner Nipper asked if the hotel was vested. Mr. Smith stated that it was. Commissioner Nipper asked if there was a height limit. Mr. Smith stated that it would comply with code.

Ms. Bowman questioned if a hotel was allowed. Commissioner Jones stated that there was a hotel limitation on C.R. 30A not on U.S. Highway 98. Ms. Bowman spoke in opposition to the development.

Mr. Jones clarified that the board would not be taking action on the deviations presented in the spreadsheet.

Motion by Commissioner Jones, second by Commissioner Comander, to approve Forest View Village PUD Amendment contingent upon conditions being met as stated in the Staff Report. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Exhibits: Staff Report-1; Petitioner Spreadsheet-2)(Ex Parte: None)**

Mr. Carpenter presented Palmetto Trace Townhomes, a request to approve by Final Order a Major Development Order application submitted by Core Engineering & Consulting on behalf of Palmetto Beach, LLC requesting approval to develop eight (8) townhomes on 1.16 +/- acers with a future land use of Neighborhood Infill. The project is located on the west side of Don Bishop Road, north of U.S. Highway 98 West and south of Hackberry Way (Parcel No.: 29-2S-20-33000-015-0000). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Mr. Ed Stanford, Applicant representative, briefly discussed the project and the stormwater system.

Ms. Bowman spoke in opposition of the project.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve Palmetto Trace Townhomes contingent upon conditions being met as stated in the Staff Report. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Exhibits: Staff Report-1)(Ex Parte: None)**

Mr. Carpenter presented Lot 28-South Walton Commerce Park, a request to approve by Final Order a Major Development Order application submitted by McNeil Carroll Engineering, Inc. on behalf of The St. Joe Company, requesting approval to develop two (2) industrial buildings totaling 11,730 square feet on 0.88 +/- acres with a future land use of Business Park. The project is located on the east side of Serenoa Road, north of U.S. Highway 98 East (Parcel No.: 05-32-18-16010-000-0280). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Mr. Sean McNeil, Applicant representative, was available for questions.

Ms. Bowman spoke in opposition to the project.

Motion by Commissioner Jones, second by Commissioner Anderson, to approve Lot 28-South Walton Commerce Park contingent upon conditions being met as stated in the Staff Report. Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye. **(Exhibits: Staff Report-1)(Ex Parte: None)**

Mr. Carpenter presented The Shoppes @ Inlet, a request to approve by Final Order a Major Development Order application submitted by McNeil Carroll Engineering, Inc. on behalf of F & F Enterprises, requesting approval to construct 13,462 square feet of retail space on 1.46 +/- acres with a future land use of Neighborhood Infill and an Inlet Beach /traditional Neighborhood Plan designation of Neighborhood Commercial. The project is located at the northeast corner of the

North Walton Lakeshore Drive and U.S. Highway 98 East intersection (Parcel No.: 36-3S-18-16100-000-1670 and 36-3S-18-16100-000-1680). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Mr. Sean McNeil, applicant representative, was sworn in for both the Lot 28-South Walton Commerce Park and The Shoppes @ Inlet. He stated that the applicant said no semi-trucks would be allowed to utilize the entrance on North Walton Lakeshore Drive. He stated a sidewalk will be installed along North Walton Lakeshore Drive.

Commissioner Nipper voiced concern with the pending amendment and approval of the Development Order on the east half of Lot 167. Mr. Carpenter stated development was not contemplated on the west half when the Development Order of the eastern half was approved. Since that approval, the developers have met and decided to create one project. The previous approval will be amended to join it with this project. He discussed the internal traffic which will connect the two projects. Commissioner Comander asked if it would be brought back. Mr. Carpenter stated it would not because it will be a Minor Development Order.

Commissioner Nipper questioned if a right turn lane would be built. Mr. Carpenter stated it was approved with the previous project.

Mr. Carpenter discussed the recommendations of the Planning Commission which included prohibition of semi-truck deliveries on the North Walton Lakeshore Drive entrance. Public Works staff is concerned that this restriction could be not implemented due to North Walton Lakeshore Drive being a public street. Discussion continued on the affects the delivery restrictions would have on the residents on that road.

Mr. Carpenter reported the Planning Commission also recommended the construction of a sidewalk on North Walton Lakeshore Drive and the applicant has agreed to the installation.

Discussion ensued on placing signs on U.S. Highway 98 indicating delivery entrances and difference between restrictions on the public road compared to the project development.

Mr. Rick Jaffe, Historic Inlet Beach Neighborhood President, stated that Inlet Beach does not have a problem with the project, but voiced concern regarding the ingress/egress and the safety issues it will cause.

Ms. Betty Letcher, after being sworn, voiced concern with the deliveries at the North Walton Lakeshore Drive ingress/egress.

Mr. John Freer, Developer, after being sworn, stated he would be in control of the leases on all the tenants in the commercial development and said he would place a stipulation in the lease agreements that delivery trucks must enter from and exit onto U.S. Highway 98 only. He also agreed to place a sign as designated by the board. Chairman Chapman stated the signage must be approved by FDOT and Public Works. He recommended Mr. Freer meet with Public Works and FDOT to obtain the proper signage.

Commissioner Nipper voiced concern with semi-delivery trucks entering the development from North Walton Lakeshore Drive while other vehicles are exiting.

Ms. Bowman discussed traffic congestion.

Commissioner Anderson voiced concern with legally restricting the delivery on North Walton Lakeshore Drive. Mr. Jaffe discussed the verbiage for the signs to indicate deliveries for Shoppes @ Inlet not being allowed. Commissioner Anderson spoke in favor of the project and was pleased with the cooperation between the developer and the community.

Mr. Carpenter said the most effective way to restrict deliveries from North Walton Lakeshore Drive would be to structure the leases to restrict the deliveries to the U.S. Highway 98 access. He said this recommendation could be included in the development order.

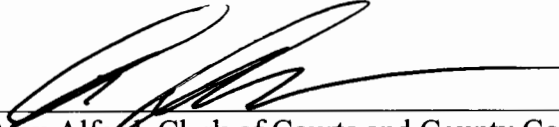
Motion by Commissioner Anderson, second by Commissioner Comander, to approve The Shoppes @ Inlet contingent upon conditions being met as stated in the Staff Report and to include the recommendation to include the delivery restrictions within the leases.

Ayes 5, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye, Nipper Aye.

(Exhibits: Staff Report-1)(Ex Parte: Anderson, Nipper, Jones)

There being no further items to present, the meeting was adjourned at 6:41p.m.

Approved: 
W. N. (Bill) Chapman, Chairman

Attest: 
Alex Alford, Clerk of Courts and County Comptroller